

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

WINDSTONE COLONY COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Windstone Colony
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Windstone Colony Community Association, Inc.
4. Recording Data for Association: Map and Plat Records are recorded in Harris County as follows:
 - Windstone Colony, a Subdivision recorded in Volume 377, Page 115, which has been platted and sub-divided as Windstone Colony, Section 1.
 - Windstone Colony, Section 2, is recorded under Film Code No. 446132.
 - Windstone Colony, Section 3, is recorded under Film Code No. 490144.
 - Windstone Colony, Section 4, is recorded under Film Code No. 501022.
 - Windstone Colony, Sections 5-8, is recorded under Film Code No. 531-83-2163 through 531-83-2199.
 - Windstone Colony, Section 9, is recorded under Film Code No. 678664,
 - Windstone Colony South, 60.8678 Acre Trac, is recorded under File No. T478267.
 - Windstone Colony South, Section 3, is recorded under Film Code No. 671091.
 - Windstone Colony South, Section 4, is recorded under Film Code No. 681439.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Windstone Colony are filed under File No. U-342396.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Windstone Colony is filed under File No. V823743.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Windstone Colony is filed under File No. Z308695.

Declaration of Annexation for Windstone Colony, Section Two, is filed under File No. U645509.

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Declaration of Annexation for Windstone Colony, Section Three, is filed under File No. V359077.

Declaration of Annexation for Windstone Colony, Section Four, is filed under File No. V531747.

Declaration of Annexation for Windstone Colony, Sections Five through Eight, is filed under File No. V821057.

Special Warrant Deed is file under Document No. RP-2016-476132.

Supplemental Declaration of Annexation for Windstone Colony, Section 9, is filed under File No. RP-2016-548286.

Supplemental Declaration of Annexation for Windstone Colony South, 60.8678 Acre Tract, is filed under File No. Y625241.

Supplemental Declaration of Annexation for Windstone Colony South, Section 3, is filed under File No. 20150085995.

Supplemental Declaration of Annexation for Windstone Colony South, Section 4, is filed under File No. RP-2017-301784.

Declaration of Deannexation for Windstone Colony (11.887 Acres) is filed under File No. 20090578753.

Declaration of Deannexation for Windstone Colony (0.3765 Acres) is filed under File No. RP-2017-301785.

Declaration of Deannexation for Windstone Colony Section 8 (Restriction Reserve D) is filed under File No. RP-2018-15436.

Bylaws for Windstone Colony Subdivision is filed under File No. U 383400.

First Amendment to Bylaws of Windstone Colony Community Association, Inc. is filed under File No. 20120289234.

Articles of Incorporation for Windstone Colony Subdivision is filed under File No. U383400.

Guidelines and Criteria of Windstone Colony Community Association, Inc. is filed under File No. V359078.

Builder Guidelines for Windstone Colony Sections One and two Reserves A and E are filed under File No. U383400.

Builder Guidelines for Windstone Colony Sections Three and Four Reserves B and D are filed under File No. V359078.

Builder Guidelines for Windstone Colony Sections Five are filed under File No. 300080926.

Builder Guidelines for Windstone Colony Sections Six and Seven Reserves G and I are filed under File No. X373105.

Builder Guidelines Windstone Colony Section Eight Reserve H is filed under File No. X174871.

Builder Guidelines Windstone Colony Section Nine is filed under File No. RP-201759611.

Builder Guidelines for Windstone Colony South Section One is filed under File No. Z361613.

Builder Guidelines for Windstone Colony South Section Two is filed under Document No. 20120475503.

Builder Guidelines for Windstone Colony South Section Three is filed under Document No. 20150092264.

Builder Guidelines for Windstone Colony South Section Four is filed under Document No. RP-2017-356991.

Builder Guidelines for Windstone Colony South Section Five is filed under Document No. RP-2016-388200.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Certificate of Corporate Resolution Adopting Enforcement Regulation and Finding Policy for Violations of the Governing Documents is filed under Document No. 20070260643.

Certificate of Adoption of Records Retention, Production and Copying Policy is filed under Document No. 20110515045.

Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines are filed under Document No. 20110515037.

Certificate of Adoption of Guidelines and Criteria Solar Energy Devices, Display of Flags of the United States, State of Texas and any Branch of the United States Military, Rainwater Harvesting Systems and Shingles are filed under Document No. 20120057363.

Certificate of Adoption of Adjacent Lot Use Guidelines of Windstone Colony is filed under Document No. 20130515467.

Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines is filed under Document No. 20130515466.

Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines is filed under Document No. 20130515465.

Certificate of Adoption of Rainwater Harvesting System Guidelines is filed under Document No. 20130515469.

Certificate of Adoption of Shingle Criteria is filed under Document No. 20130515470.

Certificate of Adoption of Solar Energy Devices Guidelines is filed under Document No. 20130515468.

Certificate of Adoption of Standby Electric Generator Guidelines is filed under Document No. 20150525498.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Windstone Colony Community Association, Inc.

By: [Signature]
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

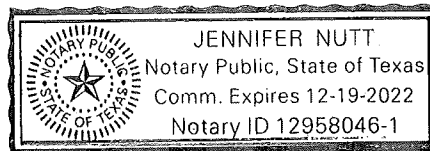
County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Windstone Colony Community Association, Inc., on behalf of said
association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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Pages 6
10/25/2021 08:31 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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